

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Woodley Property Partners, LLC
(Woodley Park f/n/a Dean Avenue)

CBA-20-024

DATE: July 9, 2020

BOARD/PANEL: Maureen E. Murphy, Panel Chair
Joseph L. Evans
Andrew M. Belt

RECORDED BY: Tammy A. Zahner, Legal Secretary

PURPOSE: To deliberate the denial of a Development Plan

PANEL MEMBERS DISCUSSED THE FOLLOWING:

STANDING

- This case is an appeal to the Board for the denial of a Development Plan. The Board held an on the record hearing where they heard arguments of Counsel, with the Administrative Law Judge (“ALJ”) being the fact finder. The Board is to determine if there is sufficient evidence in the record to support the ALJ findings.
- The Board reviewed the request to build 13 houses on just less than 4 acres of property. Eight of the homes will be duplexes, each about 3,000 sq. ft. The property is located in Woodley Acres.
- The Board noted that the ALJ denial generally focused on Residential Performance Standards, Panhandle Lots, and Compatibility.
- The Board discussed the ALJ findings and note they found the Protestants cross-examination of the witnesses and the evidence presented during the ALJ hearings to be convincing.
- The Board found there was sufficient evidence in the record to support the findings of the ALJ.

CONCLUSION: After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to AFFIRM the findings of the Administrative Law Judge, and deny the Development Plan.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board’s final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,

/s
Tammy A. Zahner